

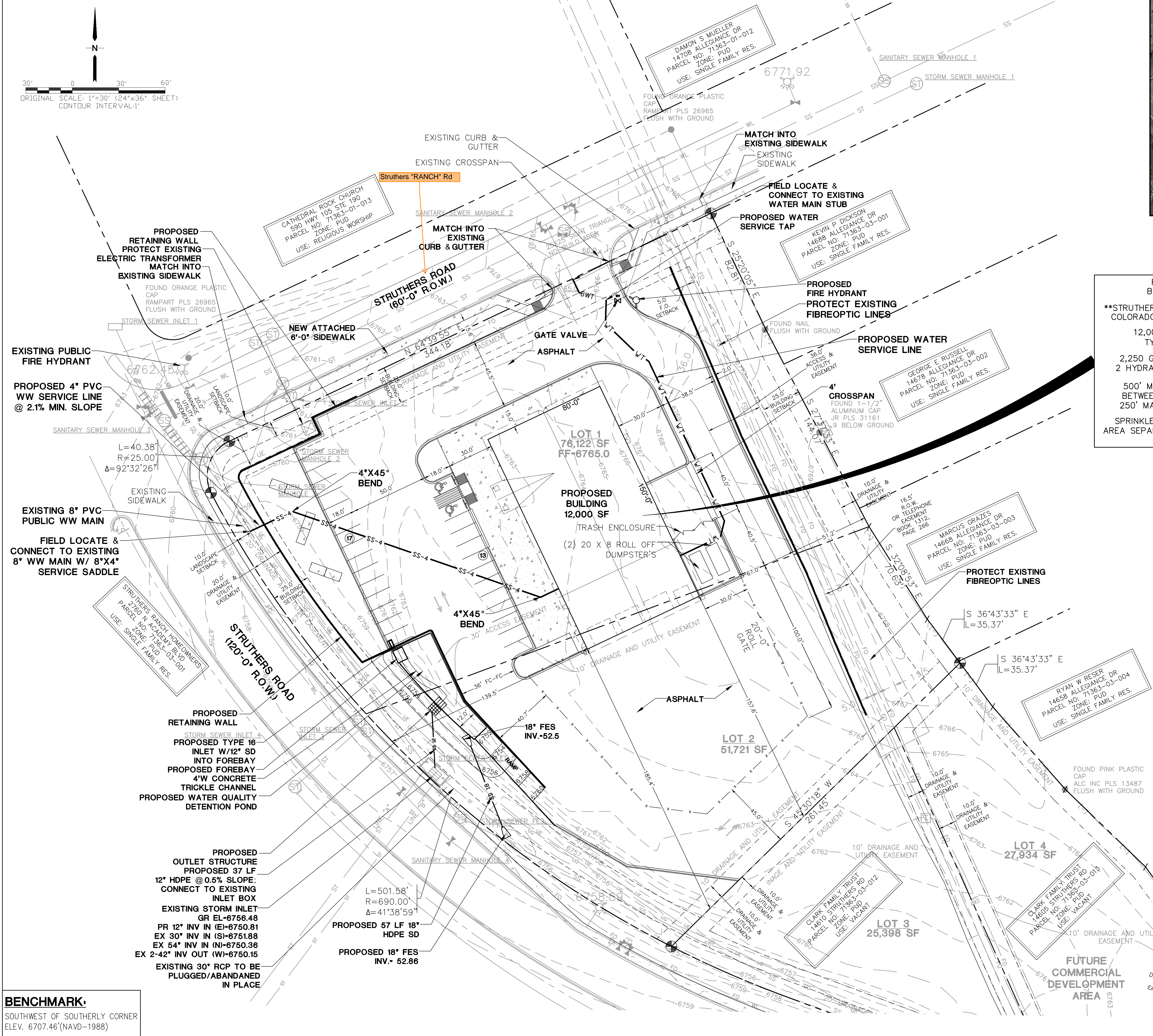
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

STRUTHERS RANCH POLARIS LOTS 1-2, STRUTHERS RANCH SUBDIVISION FILING NO. 4

SITE UTILITY PLAN



RETAIL BUILDING
**STRUTHERS RANCH ROAD
COLORADO SPRINGS, CO
12,000 SQ. FT.
TYPE II-B
2,250 GPM REQUIRED
2 HYDRANTS REQUIRED
500' MAX. SPACING
BETWEEN HYDRANTS
250' MAX. HOSE LAY
SPRINKLED BUILDING (N)
AREA SEPARATION WALLS (N)

GENERAL UTILITY NOTES:

- ALL UTILITY CONSTRUCTION SHALL CONFORM TO DONALA WATER AND SANITATION DISTRICT SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WEATHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
- SANITARY SEWER PIPE SHALL BE PVC ASTM 03034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SERVICE LINES, TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER SACWSD STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER SACWSD SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
- REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.

NOTE:

ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE

KEYED NOTE:

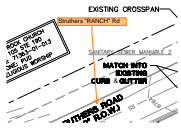
- COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS

BENCHMARK:
SOUTHWEST OF SOUTHERLY CORNER
ELEV. 6707.46'(NAVD-1988)

| | |
|---------------------|-------------------------|
| HORZ. SCALE: 1"=30' | DRAWN: PV |
| VERT. SCALE: N/A | DESIGNED: JPS |
| SURVEYED: COMPASS | CHECKED: JPS |
| CREATED: 05/27/20 | LAST MODIFIED: 06/24/22 |
| PROJECT NO: 032203 | MODIFIED BY: PV |
| SHEET: | U1 |

Utility Plan_v1.pdf Markup Summary

9/12/2022 1:57:22 PM (1)



Subject: SW - Textbox with Arrow
Page Label: [1] U1
Author: Glenn Reese - EPC Stormwater
Date: 9/12/2022 1:57:22 PM
Status:
Color: ■
Layer:
Space:

Struthers "RANCH" Rd